

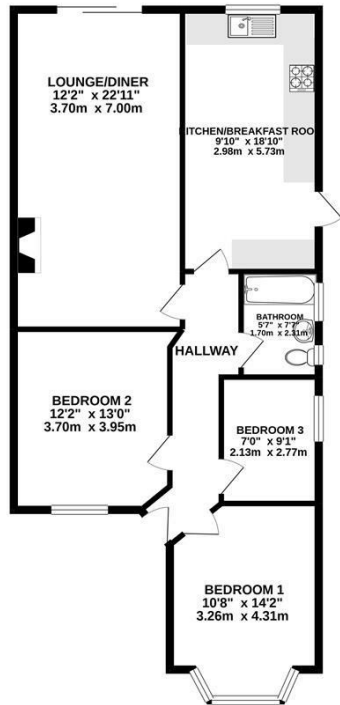


**Keith
Ashton**

Fyfield Close, West Horndon

Brentwood

GROUND FLOOR
920 sq.ft. (85.5 sq.m.) approx.



TOTAL FLOOR AREA: 920 sq.ft. (85.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan (unpainted lines, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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12 Fyfield Close, West Horndon, Brentwood, CM13 3NQ

Offered for sale with the added advantage of no onward chain is this spacious three bedroom semi-detached bungalow, offering significant potential to extend and develop subject to planning. Situated down a quiet cul-de-sac turning within close proximity of West Horndon train station, the property enjoys a large driveway, south facing rear garden and a detached garage.

The internal accommodation comprises a through lounge / diner with fireplace and sliding patio doors to the rear. Also located at the rear of the property is the kitchen / breakfast room featuring fitted storage units, ample worktop space and various integrated appliances, there is a door providing access out to the side of the property.

Towards the front of the property are the three bedrooms, made up of two comfortable doubles and a further well proportioned single bedroom. The family bathroom completes the layout.

Externally, the property boasts large south facing rear garden that is laid to lawn. The brick paved driveway to the front affords ample off street parking in addition to the detached single garage accessed via a driveway to the side of the property.

£400,000



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(81-91) A		(81-91) A	
(69-80) B		(69-80) B	
(55-68) C		(55-68) C	
(39-54) D		(39-54) D	
(21-38) E		(21-38) E	
(13-20) F		(13-20) F	
(1-12) G		(1-12) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	81	EU Directive 2002/91/EC	61
England & Wales		England & Wales	

SERVICES:

Local Authority: Brentwood
Council tax band: D
Post code: CM13 3NQ

VIEWING:

Strictly by prior arrangement with Keith Ashton Estate Agents

OPENING HOURS:

Monday to Friday: 8.45AM - 6.30PM | Saturdays: 9AM - 5.30PM | Sundays: 10AM - 2PM

MORTGAGE INFORMATION: We offer the additional facility of an in-house Independent Financial Adviser who will access all mortgage lenders with the purpose of providing you with the benefit of choice. For quotations or comparables please call 01277 260858 or visit our interactive website at www.mortgagebusiness.net



We the Agent have not tested any apparatus, fittings or services for this property. The plot size is intended merely as a guide and has not been officially measured or verified by the Agent. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. As part of the service we offer we may recommend ancillary services to you which we believe may help you with your property transaction. We wish to make you aware, that should you decide to use these services we will receive a referral fee. For full and detailed information please visit 'terms and conditions' on our website www.keithashton.co.uk

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Tel. 01277 260858

Village Office
Tel. 01277 375757

Lettings Office
Tel: 01277 202200

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